

<p>Attorney or Party Name, Address, Telephone &amp; FAX Nos., State Bar No. &amp; Email Address</p> <p>STEVEN GUBNER-Bar No. 156593 TAMAR TERZIAN- Bar No. 254148 BRUTZKUS GUBNER ROZANSKY SEROR, LLP 21650 Oxnard Street, Suite 500 Woodland Hills, CA 91367 Telephone: (818) 827-9000 Facsimile: (818) 827-9099 Email: tterzian@bg.law</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Wesley H. Avery, Chapter 12 Trustee</p>		<p>FOR COURT USE ONLY</p>	
<p><b>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - NORTHERN DIVISION</b></p>			
<p>In re:</p> <p>NAVA ENTERPRISE INC.</p> <p>Debtor(s).</p>		<p>CASE NO.: 9:20-bk-10178 MB CHAPTER: 12</p>	
		<p><b>NOTICE OF SALE OF ESTATE PROPERTY</b></p>	

<b>Sale Date:</b> 05/05/2021	<b>Time:</b> 1:30 pm
<b>Location:</b> Courtroom 201,1415 State Street, Santa BarbaraVia Zoom (See Judge Barash's Tentative Rulings)	

**Type of Sale:** ☒ Public ☐ Private **Last date to file objections:** 04/21/2021

**Description of property to be sold:** 345 W 1st St, Oxnard, CA 93030-5619 (the "Property") bearing APN 202-0-051-120

**Terms and conditions of sale:**

Property to be sold on an “as-is” “where-is”, and “with-all-faults” basis without any warranties, expressed or implied, and without any contingencies pursuant to 11 U.S.C. §§ 363(b)(1), (f) and (i), free and clear of liens, interests, claims, and encumbrances, with such liens, interests, claims, and encumbrances to attach to the Sale proceeds, net of expenses of sale, with the same priority and rights of enforcement as previously existed. Buyer deposited \$20,000 with escrow.

**Proposed sale price: \$626,000**

**Overbid procedure (if any):** Deposit: \$20,000. Initial Overbid:\$30,000 (\$10,000 above purchase price)

Subsequent Overbid Inc. \$5,000; Notify Trustee and counsel via email directed to Trustee and counsel of intent to overbid no later than 1 day before the hearing on the Motion (05/04/21) with deposit and proof of ability to close escrow.

**If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:**

Date: May 5, 2021

Time: 1:30 p.m.

Place: Courtroom 303 (Via Zoom or Telephonic only)

Qualified Bidders must personally appear via ZoomGov at the hearing on the Motion or be represented by an individual or individuals with the authority to participate in the overbid process on their behalves. Specific ZoomGov login details will be provided to any interested party by contacting the undersigned prior to the hearing.

**Contact person for potential bidders (include name, address, telephone, fax and/or email address):**

Tamar Terzian (Counsel for Trustee)

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Date: 04/13/2021